

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 MACQUARIE CLOSE DELACOMBE VIC 3356

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Delacombe

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

36 CONTINUANCE WAY DELACOMBE VIC 3356	\$660,000	07-Jul-23
7 ILVIA WAY SEBASTOPOL VIC 3356	\$650,000	18-Jul-23
21 TELLURIDE DRIVE WINTER VALLEY VIC 3358	\$651,000	13-Jul-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 December 2023


**36 CONTINUANCE WAY
DELACOMBE VIC 3356**
 4
  2
  2

 Sold Price **\$660,000** Sold Date **07-Jul-23**

 Distance **1.07km**

**7 ILVIA WAY SEBASTOPOL VIC
3356**
 4
  2
  2

 Sold Price **\$650,000** Sold Date **18-Jul-23**

 Distance **1.5km**

**21 TELLURIDE DRIVE WINTER
VALLEY VIC 3358**
 4
  2
  2

 Sold Price **\$651,000** Sold Date **13-Jul-23**

 Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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